



Memorandum

To: Jordan Dimoff

Organization/Company: Andrews Community Investment Corp.

From: John Callow

Date: February 25, 2009

Project Name/Subject: Stonewall Secure Business Park

PHR+A Project Number: 16206-1-0

Patton Harris Rust & Associates (PHR+A) has prepared this document for the proposed Hybrid Energy Park at Stonewall Secure Business Park development to be located to the east of Sycolin Road, south of Cochran Mill Road and west of Gant Lane, in Loudoun County, Virginia. The Hybrid Energy Park will be located on 78 acres of the 294-acre Stonewall Secure Business Park. The purpose of this document is to provide a trip generation comparison for the previously "proposed" land uses for the rezoning application for the Stonewall Secure Business Park (ZMAP 2008-0017) and the "revised" land uses for the special exception/commission permit applications for the Hybrid Energy Park.

The "previously proposed" land uses included 1,359,072 square feet of office and research and development uses to be zoned PD-IP. Per agreement with Loudoun County, 49% of the development (665,945 square feet) would consist of office and 51% of the development (693,127 square feet) would consist of research & development, respectively. The newly "revised" development land uses would include the hybrid energy park located within the proposed PD-GI zoned portion of the Stonewall Secure Business Park, which would accommodate 25-full time employees. PHR+A has provided **Table 1** below in order to demonstrate the comparison of trips generated by "revised" land uses and "proposed" land uses, respectively.

Table 1
Development: Stonewall Secure Business Park
Trip Generation Comparison

Code	Land Use	Amount	AM Peak Hour			PM Peak Hour			ADT
			In	Out	Total	In	Out	Total	
"Revised" Land Uses									
	Hybrid Energy Park	25 Employees	22	2	24	3	23	26	89
	Total Trips		22	2	24	3	23	26	89
"Proposed" Land Uses									
710	Office	665,945 SF	752	103	855	140	684	825	5,744
760	Research & Development	693,127 SF	633	130	762	99	559	658	4,933
	Total Trips		1,385	232	1,617	239	1,244	1,483	10,678
Differential									
("Revised" Land Use Trips minus "Proposed" Land Use Trips)			-1,363	-230	-1,593	-236	-1,221	-1,457	-10,589

As shown in Table 1, the “revised” Hybrid Energy Park development will generate 24 AM peak hour trips (22 in, 2 out), 26 PM peak hour trips (3 in, 23 out) and 89 ADT. The “proposed” Stonewall Secure Business Park development will generate 1,617 AM peak hour trips (1,385 in, 232 out), 1,483 PM peak hour trips (239 in, 1,244 out) and 10,678 Average Daily Trips (ADT). As a result, the “Revised” uses will generate 1,593 total AM peak hour trips, 1,457 total PM peak hour trips and 10,589 ADT less than the “Proposed” development.